

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		RUSSELL PL, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	SCHAEFER DIANNE JAQUITH/ TR	Prim	
Owner 2:	D.J. SHAEFER REVOCABLE TRUST	Prim	
Owner 3:		Prim	
Street 1:	4 RUSSELL PL		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	SCHAEFER DIANNE JAQUITH/TR -		
Owner 2:	DJ SHAEFER REVOCABLE TRUST -		
Street 1:	4 RUSSELL PL		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 2287 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	874,700			874,700		250045
							GIS Ref
							GIS Ref
Total Card	0.000	874,700			874,700	Entered Lot Size	GIS Ref
Total Parcel	0.000	874,700			874,700	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:	382.47	/Parcel:	382.47	Land Unit Type:	09/06/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	874,700	0	.		874,700		Year end	12/23/2021	PRINT Date 12/30/21 19:33:4
2021	102	FV	859,400	0	.		859,400		Year End Roll	12/10/2020	
2020	102	FV	844,200	0	.		844,200	844,200	Year End Roll	12/18/2019	
2019	102	FV	795,700	0	.		795,700	795,700	Year End Roll	1/3/2019	LAST REV Date 12/17/19 14:54:2
2018	102	FV	724,300	0	.		724,300	724,300	Year End Roll	12/20/2017	
2017	102	FV	649,900	0	.		649,900	649,900	Year End Roll	1/3/2017	
2016	102	FV	649,900	0	.		649,900	649,900	Year End	1/4/2016	
2015	102	FV	623,000	0	.		623,000	623,000	Year End Roll	12/11/2014	mmcmakin

SALES INFORMATION

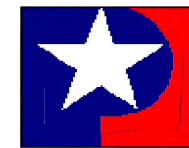
TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	34812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	8	- Condo TnHs.	
Sty Ht:	2H	- 2 & 1/2 Sty	
(Liv) Units:	1	Total:	1
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:	1	- Wood Shingl	20%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	GRAY		
View / Desir:			

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION	
Location:	
Total Units:	
Floor:	
% Own:	3.510999918
Name:	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.8 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.8 %

CALC SUMMARY	
Basic \$ / SQ:	250.00
Size Adj.:	0.76235247
Const Adj.:	1.04469740
Adj \$ / SQ:	199.107
Other Features:	68300
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	918758
Depreciation:	44100
Depreciated Total:	874658

MOBILE HOME Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 050.A-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 6		BRs: 3		Baths: 2		HB 1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,287	199.110	455,350
Net Sketched Area:		2,287	Total:	455,350
Size Ad	2287 Gross Area	2287	FinArea	2287

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
58						
58						
87						

IMAGE

